

NARRATIVE

A. Existing Conditions

Location and Current Use

The subject property consists of 39.62 acres of vacant land located south of Border Rd, east of N Auburn Rd, west of I-75 and north of Fox Lea Dr with the Parcel Identification Number 0399040001 (the “Property”).



Figure 1: Property Location

Existing Entitlements

The property is currently zoned Open Use Estate (“OUE”) under the Sarasota County zoning code. The future land use designation is Low Density Residential. The Property was annexed from Sarasota County to City of Venice on February 26, 2008, pursuant to Ordinance No. 2008-04 (“Annexation Ordinance”) and the Pre-Annexation Agreement dated February 12, 2008 (“Pre-Annexation Agreement”). The City of Venice Comprehensive Plan 2017-2027 designates the Future Land Use on the Property as Low Density Residential which allows for 1 to 5 dwelling units per acre. The Property is also subject to the Joint Planning and Interlocal Service Boundary Agreement dated October 26, 2010 between The City of Venice and Sarasota County (the “JPA”). The JPA limits the development of the Property to three (3) dwelling units per acre. The existing zoning and future land use designation for the property and the surrounding area are outlined in the maps at Figures 1, 2-6 and Table at Figure 2.

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant Land and Waterford Subdivision	City of Venice Open Use Rural and City of Venice PUD	Low Density Residential and Mixed Use Residential
East	Interstate 75	N/A	N/A
South	Fox Lea Farm Equestrian Facility	Sarasota County Open Use Rural	Sarasota County Moderate Density Residential
West	Sawgrass Subdivision	City of Venice PUD	Mixed Use Residential

Figure 2: Surrounding Land Uses

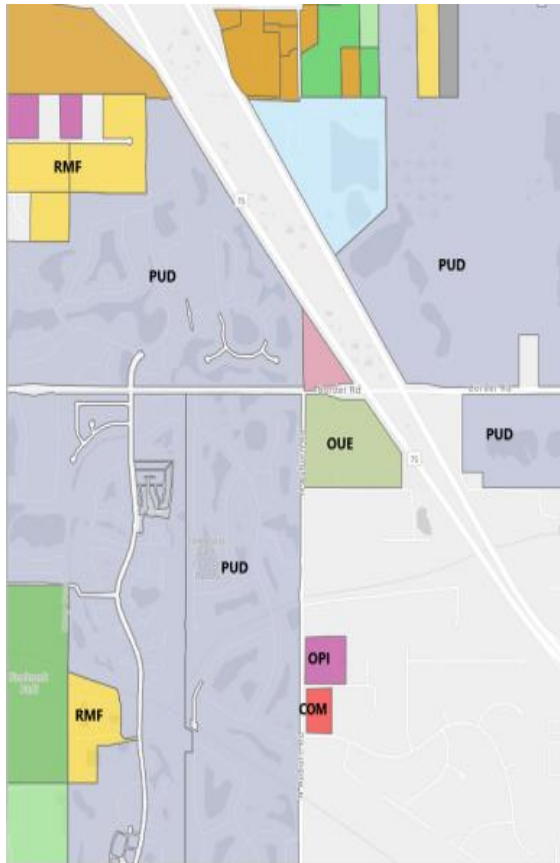


Figure 3: Current City of Venice Zoning Map

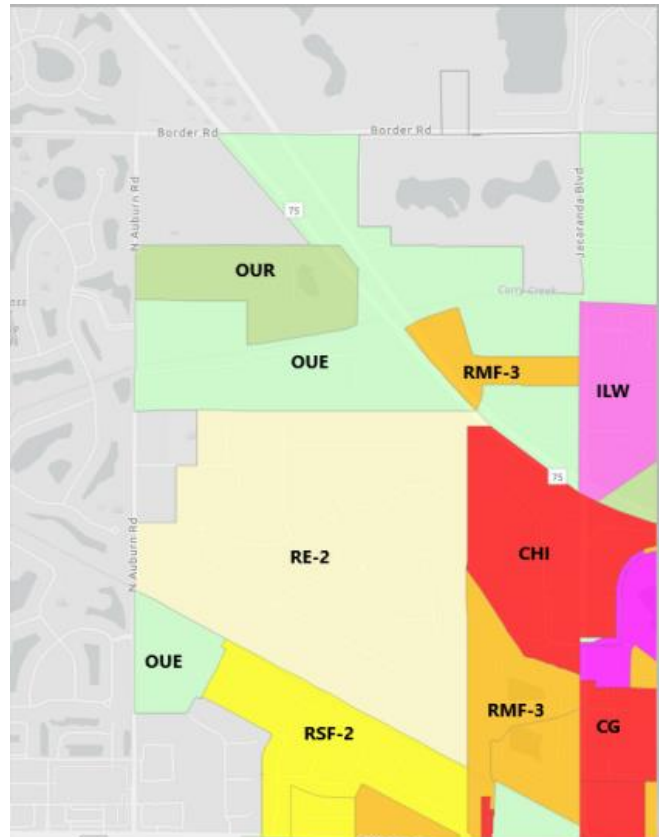


Figure 4: Current Sarasota County Zoning Map

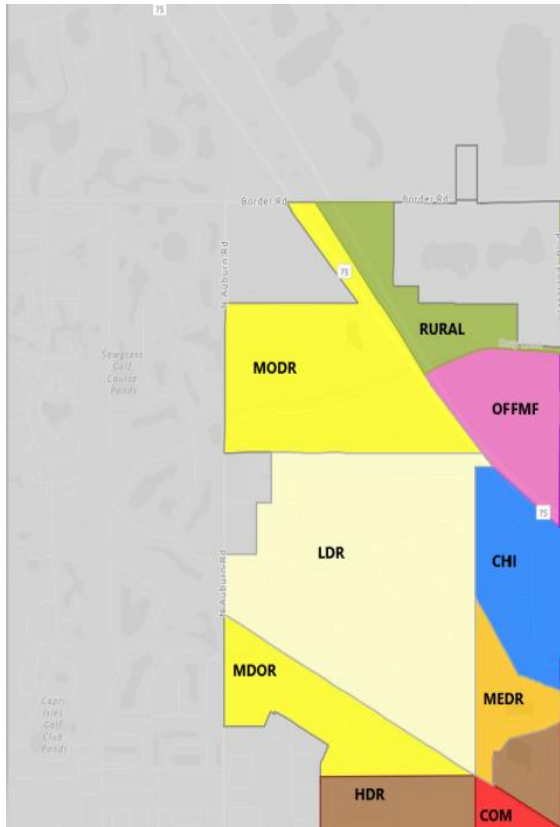


Figure 5: Sarasota County Future Land Use Map

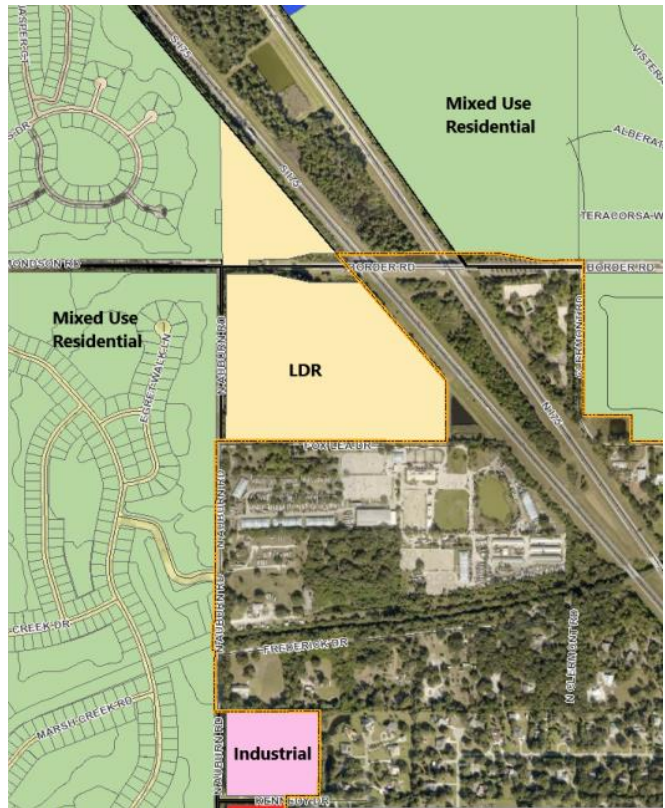


Figure 6: City of Venice Future Land Use Map

B. Project Details

The proposed project will consist of sixty (60) dwelling units, as shown on the concept plan included at Section 5 of this application package. As indicated on the concept plan, fifty (50) of the units are single family homes on approximately one-fourth acre lots and ten (10) of the units are on estate sized lots of approximately 1.5 acres. The project will meet all zoning and development standards for the RSF3 zoning district.

C. Analysis of Impacts

The proposed development will have a positive impact on the area by constructing quality single family residential homes, offering estate sized lots on ten of the sixty properties, and exceeding buffer requirements to the South, West, North and East to include a one-hundred (100) foot natural buffer and a fifteen (15) foot buffer along the South lot line to allow transition from the Sarasota County OUR use.

SECTION 3: CRITERIA RESPONSES

Criteria Responses – Sec. 1.7.4

This application requests a Zoning Map Amendment to rezone the property from the Sarasota County zoning district OUE to the City of Venice zoning district Residential Single Family, 3 (RSF-3). Please see responses to decision criteria of Section 1.7.4 in **bold** below:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Response: The proposed development is compatible with the existing development pattern and zoning of nearby properties because the surrounding area within City of Venice consists mainly of residential single-family home developments. The future land use for the Property and the immediate surrounding area is Low Density Residential (“LDR”). Under the Future Land Use (“FLU”) Strategy L.U. 1.2.3, low density residential supports single family detached homes and limited attached homes to establish and maintain single family areas within neighborhoods. RSF-3 is an implementing zoning district for this land use classification.

Additionally, the surrounding single-family neighborhood densities range from 1.8 dwelling units per acre to 3.67 dwelling units per acre. The proposed development will consist of single-family homes and will have a lower density than the surrounding developments with only 1.5 dwelling units per acre.

The zoning of the immediately adjacent properties is Planned Unit Development (“PUD”) to the west, Interstate 75 to the east, Venice City Open Use Rural (“OUR”) to the north, and Sarasota County OUR to the south. The property to the south is Fox Lea Farms, which is a property used for equestrian shows, RV rentals, and as an event venue. The property to the north is vacant. As shown in the concept plan attached at Section 5, the single-family homes on one and a half acre homesites bordering the Fox Lea property will consist of a one hundred (100) foot natural buffer, fifteen (15) foot landscaping, three (3) foot berm, and eight (8) foot wall. These described ten (10) estate sized lots ensure a smooth transition from the residential development to the OUR zoning and use of Fox Lea Farms to the South.

2. Changes in land use or conditions upon which the original zoning designation was based.

Response: The current zoning designation is a Sarasota County zoning district. The Property was annexed into the City of Venice in 2008 pursuant to Ordinance No. 2008-04. Under the Annexation Ordinance and Pre-Annexation Agreement, the Property is to be rezoned from Sarasota County OUE to a City of Venice zoning district.

3. Consistency with all applicable elements of the Comprehensive Plan.

Response: The proposed RSF-3 zoning designation is consistent with the Comprehensive Plan. The zoning district is an implementing zoning district of the Low-Density Residential FLU designation.

The proposed development is meets Strategy LU 1.2.3.a – Low Density Residential, because the development consists of detached single family homes and is an additional single family home development consistent with the other neighborhoods in the area.

Strategy LU 1.2.8 – Compatibility between uses. The FLU of the surrounding City of Venice properties are LDR and the FLU for the Sarasota County property is Moderate

Density Residential, which allows two (2) to five (5) dwelling units acre. Per the FLU Compatibility Review Matrix, the properties are presumed compatible.

Strategy LU 1.3.2 - Functional Neighborhoods. The City shall promote functional neighborhoods defined at the Planning Level which include neighborhood centers, a variety of housing types, public/civic space designed for the context of the Neighborhood and a variety of open space amenities. This development offers a variety of housing types, a perimeter buffer and wall, and estate lots that include personal lakes for those lot owners.

Strategy LU 1.3.5 - Natural Features. The City shall respect natural features through designs that recognize the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource to the Neighborhood as a whole. The applicant requests to keep as much natural buffer as possible on the southern border to keep with the character of the area and provide a natural feature that is a one-hundred (100) foot natural buffer to Fox Lea Drive.

Under the Comprehensive Plan, the Property is part of the Joint Planning Area No. 2a. The Joint Planning Area No. 2a allows for residential development, up to 3 units per acre, which is one hundred and seventeen (117) units. This project proposes 1.5 dwelling unit per acre, totaling sixty (60) units.

4. Conflicts with existing or planned public improvements.

Response: To the applicant's knowledge, there are no conflicts with any existing or planned public improvements in this area.

5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:

- a. Impact on the traffic characteristics related to the site.

The traffic study titled "Traffic Impact Statement for Cassata Oaks" is incorporated and attached in Section 7, which concludes that the project will not have a significant impact on the traffic characteristics.

- b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

Response: The required capacity forms for schools and utilities have been included with the application. No impact created by the proposed RSF-3 zoning designation for the Property based upon the above considerations will exceed the availability of public facilities necessary for service. However, in the event that the proposed zoning designation would create a demand for public facilities beyond what is currently available, the proper mitigation will be made. The City will thoroughly review all such considerations upon processing this application.

- c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

Response: No impact is created by the proposed RSF-3 zoning designation for the Property based upon the above considerations will exceed the availability of public facilities necessary for service. However, in the event that the proposed zoning designation would create a demand for public facilities beyond what is currently available, impact fees paid by the development would cover any such increased demands. The City will thoroughly review all such considerations upon processing this application.

6. Effect on health, safety and welfare of the neighborhood and City.

Response: The proposed RSF-3 zoning designation will not cause any negative effect on the health, safety and welfare of the neighborhood and City.

7. Conformance with all applicable requirements of this LDR.

Response: The proposed development will conform with the requirements in RSF-3 and the LDR. The applicant will not request any special exceptions or variances.

8. Potential expansion of adjacent zoning districts.

Response: The property located to the South has a Future Land Use designation of Moderate Density Residential and if rezoned could support a variety of housing types including single-family homes. The remaining zoning districts are PUDs with single family developments that are not likely to be rezoned.

9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Response: The applicant conducted an Environmental Assessment Report, Cassata Oaks – 39.82 acres trac, Wildlife Report (“Environmental Report”) attached and incorporated hereto at Section 8. The Environmental Report indicates that the pond currently on the Property is not subject to mitigation requirements. There were no threatened or endangered species found onsite.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Response: The proposed RSF-3 zoning designation is consistent with all applicable requirements of the City’s LDR, Comprehensive Plan, and other laws and regulations.